

WOLDE ARARSA, SITE PLAN REVIEW COMMITTEE CHAIR  
LAND USE AND URBAN DESIGN DIVISION  
DEPARTMENT OF PLANNING  
417 EAST FAYETTE STREET, 8<sup>TH</sup> FLOOR  
SITE PLAN REVIEW COMMITTEE  
MINUTES FOR FEBRUARY 18, 2009

Date of Distribution: February 25, 2009

Mr. John Thumbi, DOT Traffic  
Captain John Carr, Fire Department  
Mr. Ken Sands, Parking Authority  
Mr. Kirkland Gabriel, DOT TEC  
Mr. Kevin Sullivan, DOT Planning  
Mr. John Igwe, DHCD Plans Examining  
Mr. James Wescott, Finance  
Dr. Nollie P. Wood J., Mayor's Office

In attendance were Wolde Ararsa, Ervin McDaniel, for Department of Planning; John Thumbi, Kirkland Gabriel, Kevin Sullivan for Department of Transportation; James Scott from Department of Finance; Ken Sands for Parking Authority; No one attended for the Zoning Enforcement Office; No one attended for Mayor's Commission on Disabilities; and John Carr for Fire Department and Bronwyn Philips & Milan K. Rai for DHCD have attended the pre-site plan review meeting.

**Agenda**

- 1. 6805 Park Heights Avenue/Subdivision and Development plan for 43 townhouses**
- 2. 5601-9 Harford Road/ Car Wash Addition (Applicant did not show)**
- 3. 1100 Key Highway/ Domino sugar truck parking paving**

## **6805 Park Heights Avenue/Subdivision and Development plan for 43 townhouses**

Plans Dated: March 1, 2007

**Zoning:** R-5

**Urban Renewal:** Park Heights

**Environmental:** Forest Conservation

**Total Site Area:** 114,599 sf (43 Units with one parcel open space)

In addition to Committee members and Planning Department staff, in attendance were:

- Bob Rosenfelt, CMR: 410 653-3838 & [brosenfelt@cmrengineers.com](mailto:brosenfelt@cmrengineers.com)
- Issac Pretter Developer: 917-501-3479 & [ipretter@gmail.com](mailto:ipretter@gmail.com)
- Gil Horwitz, Sage Management LLC: 410-415-5553 & [gil@sagemanagementllc.com](mailto:gil@sagemanagementllc.com)
- Carla Ryon, CMR: 410-653-3838 & [cryon@cmrengineers.com](mailto:cryon@cmrengineers.com)

### **Project Summary & proposal:**

The site is currently a vacant with a total site area of approximately 2.697 acres. The site fronts on Park Heights Avenue on the east side and Williamson Avenue on the west side.

The plan is slightly different than the previous plan that was presented and accepted by site plan review committee September 20, 2006 SPRC meeting. Current number of units remains 43 town homes each unit having two and half stories, has a 20'X36' footprint and 2,115 sf floor area (including the basement). There is also a single parcel that will remain as open spaces. The current plan proposes a single entrance and exit from Park Heights Avenue and a single exit onto Williamson Street. Unlike the previous plan the townhouses will be fee simple and no front garages. All in all 43 parking spaces are required, but 100 parking spaces are provided with this parking skim. The interior roadway will be private and sidewalks are provided on both sides of the development area. Utility easements and parking easements will be included in the plan.

### **Comments and Issues:**

#### **The following additional comments were provided in this meeting:**

- Fire Department and HCD: Requested that the buildings adhere to the Code requirements.
- BMZA: In addition to the previous variances the applicants obtained they will need variance for the front parking on the setbacks.
- SWM: Applicants must work with DPW on the Stormwater Management requirements.
- Forest Conservation: Applicants must work with Gary Letteron of the Department of Planning.
- Planning Commission: Applicants must prepare for Planning Commission approval of the Final Design Approval and Subdivision.
- Community input: Plans must be submitted to surrounding community groups for review and input.

Those listed

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- Trash Pick up: Applicants indicated trash will be picked up at front. But the committee recommended that they expand at least four of the parking islands and create a concrete pad where residents will stage their trash cans.
- Building elevations: The Committee requested that the applicants provide elevations for Department of Planning staff architects review.
- Bus Stop: Applicants will to relocate the existing Bus Stop along Park Heights Avenue

**Next Steps:**

- Applicants must revise the plan with comments and submit two revised sets for final approval.

**NOTE:**

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, ADA requirements, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

Minutes will be e-mailed to, Bob Rosenfelt, [brosenfelt@cmrengineers.com](mailto:brosenfelt@cmrengineers.com)

## **1100 Key Highway/ Pave Domino Sugar Truck Parking**

Plans Date: February 13, 2009

**Zoning:** M-3

**Urban Renewal:** Key Highway

**Environmental:** Critical Area/100 year Flood Plain

**Total Site Area:** 4.65 Acres

**Total Disturbed Area:** None

In addition to the committee members and Planning Staff, in attendance were:

- Mark Pleiss, Domino Sugar: 410-783-9728 & [mapleiss@src.com](mailto:mapleiss@src.com)
- Tom Prosser, WBCM: 410-512-4500 & [tprosser@wbcm.com](mailto:tprosser@wbcm.com)
- Jesse Lindsay: 410-512-4500 & [jlindsay@wbcm.com](mailto:jlindsay@wbcm.com)

### **Project Summary:**

The Site is an existing truck parking area where the asphalt and concrete were broken and pile dirt was accumulated.

The proposal is to repave the existing truck parking area, stabilize the water side area and add 24 truck parking spaces. The existing truck parking is located at the hill across the Key Highway East. This change is made based on the MOU that Domino Sugar had with Department of Transportation. Domino Sugar will still use the parking on the hill, but it will be less traffic for the neighborhood. Plan does not show any change in circulations and access points. There will be more pervious area as the result of cleaning repaving and re-stripping the truck parking lot.

### **Comments & Issues:**

- Dominos representative stated that they will comply with the Critical Area, SWM and other city requirements. They also added that they will be doing Voluntary clean up along the water ages.
- Community Review: Applicants will share the plans with immediate community associations.
- Plan Correction: The new development label must read new paving. No new development is planned at this time.

### **Next Steps:**

The next steps for the applicants are the following:

- Submit two sets of the revised plan for final approval and stamp.

### **Note:**

- Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements,

Those listed  
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**Community Reviews /inputs and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**

- **All approved final site plans must be stamped**

Minutes will be e-mailed to: Tom Prosser, [tprosser@wbcm.com](mailto:tprosser@wbcm.com)